

City of Burien

BURIEN PLANNING COMMISSION MEETING

March 25, 2008

7:00 p.m.

Shared Conference Room

MINUTES

Planning Commission Members Present:

Janet Shull, Jon Newton, Robert Simpson-Clark, Michael Sumner

Absent:

Stacie Grage, Jim Clingan, Rebecca McInteer

Others Present:

David Johanson, senior planner; Chip Davis, planner; Larry Toedtli, The Transpo Group, Inc.

Roll Call

Chair Shull called the meeting to order at 7:05 p.m. Upon the call of the roll all commissioners were present with the exception of Commissioners Grage, Clingan and McInteer.

Agenda Confirmation

Motion to approve the agenda as printed was made by Commissioner Newton. Second was by Commissioner Simpson-Clark and the motion carried unanimously.

Recognition of Outgoing Planning Commissioners

Chair Shull presented certificates of appreciation to outgoing commissioners Newton and Simpson-Clark.

Public Comment

None

Approval of Minutes

A. February 26, 2008

Motion to approve the minutes as submitted was made by Commissioner Simpson-Clark. Second was by Commissioner Sumner and the motion carried unanimously.

Public Hearing – Proposed Zoning Code amendments

David Johanson, senior planner, summarized each of the proposed zoning code amendments. They are:

1. **BMC 19.15.025 (Repair uses in downtown):** Allows small item repair businesses in the downtown and limits repair activities to indoors only (Int. 00-04).
2. **BMC 19.25.120 (Significant Tree Retention Calculation):** Clarifies calculation method for significant tree retention requirements. If significant tree retention calculation results in a fraction it is rounded up to the nearest whole number (Int. 00-05).
3. **BMC 19.25.160 (Significant Tree Replacement):** Clarifies how to calculate significant tree replacement amounts (Int. 01-01). Only those trees that are required to be retained are factored into the tree replacement calculation.
4. **BMC 19.17.015 (Transition zones abutting alleys):** Clarifies how transition zones are applied near alleys. Alleys are to be treated as property lines or street frontages (Int. 01-02).
5. **BMC 19.50.030[8.A] (PWSF antennas):** Allows mounting of PWSF antennas on existing or new mechanical screens (Int. 01-03).
6. **BMC 19.15.010[2] (Minimum lot area for townhomes):** Clarifies minimum lot area requirements for townhome developments; specifically prohibits lot averaging (Int. 03-03).
7. **BMC 19.15.020[5] (Maximum residential density in CI zone):** Clarifies the maximum residential density allowed for mixed-use developments in the CI zone when there is abutting residentially zoned lots with different maximum densities. Allows the maximum residential density to be used (Int. 04-02).
8. **BMC 19.30.050 Residential zone signs:** Corrects a code formatting error.
9. **(New) BMC 19.15.005.2 Residential Single-family, special regulations:** Code amendment to remove a reference to BMC Title 17 (Subdivisions) regarding lot averaging. Standard and regulations on lot averaging are not found in Title 17.
10. **(New) BMC 19.15.010.3 Apartment Dwelling Unit, Special Review Process:** Reduces the land use review process from Type 2 (Hearing Examiner Approval) to Type 1 (Administrative Approval).

Supin Ko, 3452 22nd Ave W., Seattle, owner of Seattle Improvement Initiative, testified that he recently had done due diligence on the property at 202 SW 155th St., a corner lot, with the intention of short platting into two townhouse lots, but since there is an existing house on the lot and currently there is no lot averaging for townhomes, the project was killed. If this amendment is adopted, he would be able to get two additional lots, for a total of three. As the code stands now, he would only be allowed to create one additional lot, for a total of two.

There was no other testimony. Commissioner Simpson-Clark moved that the hearing be closed; Commissioner Newton seconded. Motion carried unanimously.

New Business

None

Old Business

A. 2008 Zoning Code Amendments – Action

Chair Shull suggested that the discussion and possible action on the 2008 Zoning Code amendments be brought forward on the agenda, ahead of the traffic impact fees discussion. The other commissioners concurred.

Commissioner Newton moved that the Planning Commission recommend to the City Council approval of Zoning Code amendments 1-10, as presented, based on the staff memo dated March 18, 2008, and the public hearing of March 25, 2008. Commissioner Simpson-Clark seconded the motion. Motion carried unanimously.

B. Transportation Impact Fees – *Discussion*

Chip Davis, planner, noted that this is the second of four planned meetings on transportation impact fees.

Larry Toedtli, with The Transpo Group, reviewed the basic concept and requirements for transportation impact fees, the tentative schedule and the preliminary list of projects that may be included in a transportation impact fee program. Out of nearly \$62 million in City projects he identified approximately \$18 million that would be eligible for the impact fee program. He then demonstrated how a transportation impact fee would be calculated for a project.

He told the commissioners that in April they will need to provide direction on whether to have a single or multiple service areas, whether already-funded projects that fit the criteria will be included in the program, and calculating a cost per unit of development. In May, the commission will be presented with a proposed ordinance establishing a transportation impact fee program.

Chair Shull said that since Mr. Toedtli has a conflict the night of the meeting regularly scheduled on April 22, that meeting may need to be rescheduled. David Johanson said he would poll the commissioners via e-mail to find an alternate date.

Director's Report

Mr. Johanson told the commissioners that the City currently is negotiating a contract with Otak, Inc., to create a redevelopment strategy for the Northeast Redevelopment Area (NERA), and work will begin in early April.

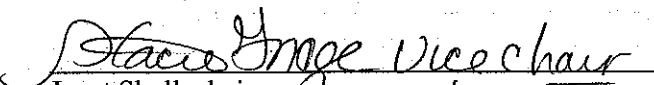
He also informed the commissioners that the City Council is holding a special meeting at 7 p.m. Monday, March 31, in order for staff to present options for annexation.

Adjournment

Motion to adjourn was made by Commissioner Simpson-Clark. Second was by Commissioner Newton and the motion carried unanimously.

Chair Shull adjourned the meeting at 9:02 p.m.

Approved: 4-29-08


Janet Shull, chair
Planning Commission

for Janet Shull
Chair